



**Connells**

The Downs  
Oxley Wolverhampton



# The Downs Oxley Wolverhampton WV10 6JA

for sale offers in the region of  
**£180,000**



## Property Description

Connells Wolverhampton have the delight to bring to the market this two bedroom chain free semi-detached family property in a popular residential location. Being a short distance from Wolverhampton City Centre this property is perfect for first time purchase or buy to let investment opportunity.

The property comprises of entrance hall, generous family lounge, kitchen diner, two bedrooms and a family bathroom. Externally there is front and rear gardens, driveway area.

## Location And Area

Set to the north of Wolverhampton City Centre in the Dunstall area with easy access to A449 for commuters, only a short drive from Wolverhampton Rail Station, nearby to West Park Hospital and in catchments for numerous local schools.

## Entrance Hall

Stairs access, double glazed door to front, radiator, door to lounge.

## Lounge

14' 2" x 10' 2" ( 4.32m x 3.10m )

Double glazed window to front, radiator, gas fire, door to kitchen, door to entrance hall.

## Kitchen Diner

10' x 13' 2" ( 3.05m x 4.01m )

Double glazed window to rear, door to side range of wall and base units plumbing for washer, plumbing for dishwasher, space for cooker, door to side, lean to.

## Lean To

10' 6" x 7' 9" ( 3.20m x 2.36m )

Door to rear garden, door to kitchen.



## First Floor Landing

Doors to various rooms.

## Bedroom One

11' 9" x 13' 3" ( 3.58m x 4.04m )

Two double glazed windows to front, radiator, door to landing.

## Bedroom Two

11' 4" x 6' 5" ( 3.45m x 1.96m )

Double glazed window to rear, radiator, door to landing.

## Bathroom

Double glazed window to rear, panelled bath, pedestal sink, low flush wc, door to landing.

## Outside Front

Tarmac driveway offering ample off road parking to front, lawned garden area.

## Outside Rear

Enclosed rear garden mostly lawned surrounded by panelled fencing.



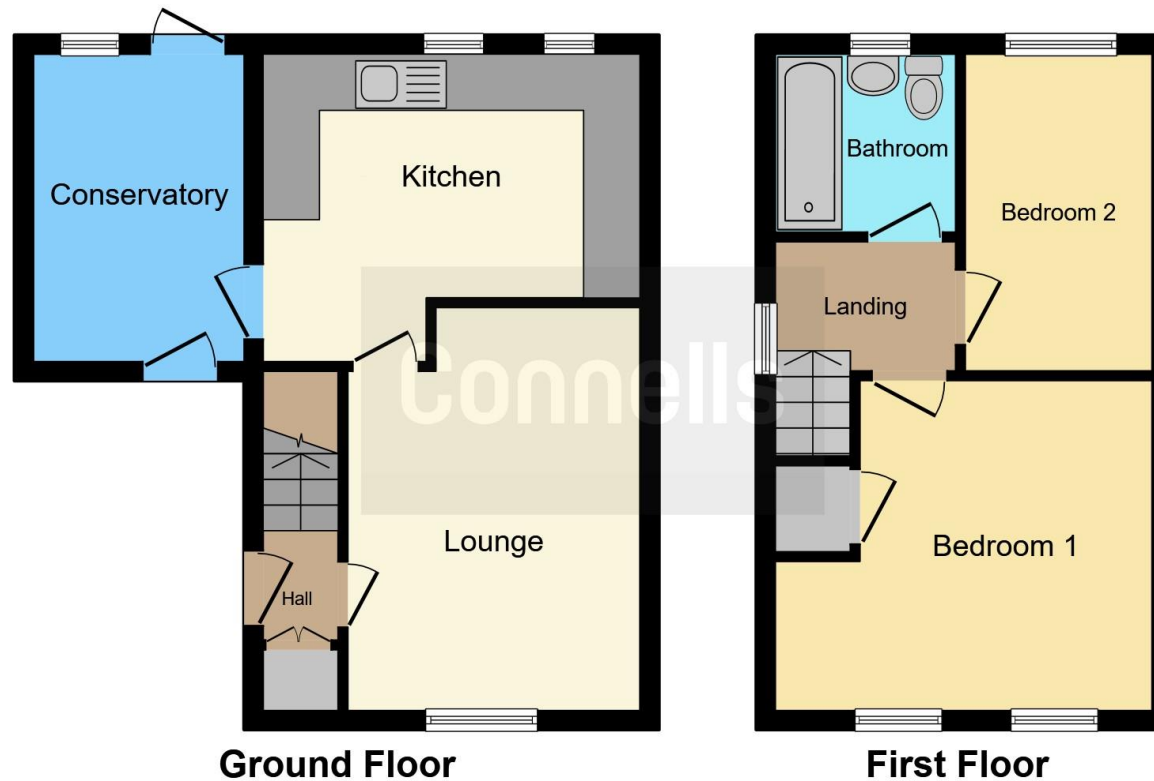












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01902 710 170**  
**E [wolverhampton@connells.co.uk](mailto:wolverhampton@connells.co.uk)**

81-83 Darlington Street  
 WOLVERHAMPTON WV1 4EX

EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

**view this property online [connells.co.uk/Property/WVH333438](http://connells.co.uk/Property/WVH333438)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WVH333438 - 0004